

# RESIDENTIAL PROPERTY RECORD CARD

# CITY OF SPRINGFIELD

**Situs: 91 FOUNTAIN ST**

**Map ID: 053300090**

Class: Single Family Residence

Card: 1 of 1

Tax year 2016

## Current Owner

NGUYEN TIEN D & THONG  
THI PHAN

91 FOUNTAIN ST

SPRINGFIELD

MA 01108

## General Information

Living Units 1

Neighborhood 131

Alternate Id

Vol/Pg

District COS

Zoning R2

Class RESIDENTIAL



## Land Information

Type	Size	Influence Factors	Influence %	Value
PRIMARY SQUARE FOOT	5,000			31,900
Total Acres: 0.1148				

## Permit Information

Date Issued	Number	Price	Purpose	% Complete
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## Assessment Information

	Assessed	Appraised	Cost	Income	Market
Land	31,900	31,900	31,900	0	31,900
Building	79,000	84,800	101,100	0	84,800
Total	110,900	116,700	133,000	0	116,700

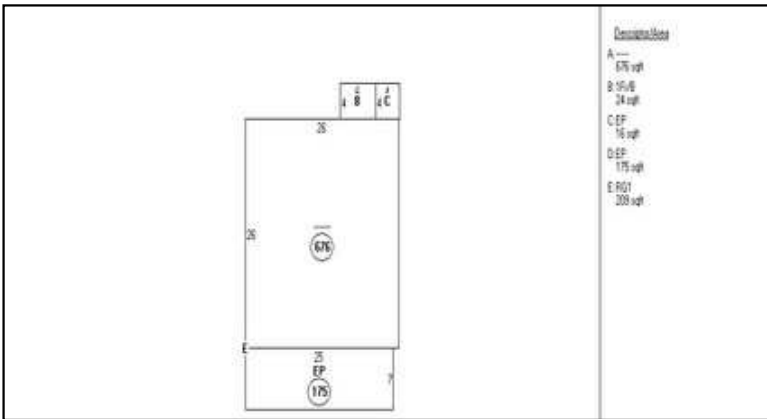
Value Flag MARKET APPROACH

## Sales / Ownership History

Transfer Date	Price	Type	Deed Reference	Grantee	Grantor
2000-08-30	77,000	LAND + BLDG	11320/497	NGUYEN TIEN D & THONG THI PHAN	YACOVONE ROSEMARIE A EXEC

**Situs: 91 FOUNTAIN ST    Map ID: 053300090    Class: Single Family Residence    Card: 2 of 1    Tax year 2016**

Dwelling Information		
Style	OLD STYLE	Year Built 1920
Story height	2.00	Eff Year Built 0
Attic	UNFIN	Ground Floor 676
Exterior Walls	FRAME	Area
Masonry Trim		Amenities
		Total Living 1,376
		Area
Color	NATURAL	
Basement		
Basement	FULL	Car Bsmt Gar 0
FBLA Size		FBLA Type
Rec Rm Size		Rec Rm Type
Heating & Cooling		Fireplaces
Heat Type	BASIC	Stacks 1
Fuel Type	OIL	Openings 1
System Type	STEAM	Pre-Fab 0
Room Detail		
Bedrooms	3	Full Baths 1
Family Rooms	0	Half Baths 0
Kitchens		Extra Fixtures 0
Total Rooms	6	
Kitchen Type		Bath Type
Kitchen Remod	NO	Bath Remod NO
Adjustments		
Int vs Ext	SAME	Unfinished Area 0
Cathedral Ceiling		Unheated
Grade & Depreciation		
Grade	C	Market Adj 0.00
Condition	AVERAGE	Functional
CDU	AVERAGE	Economic
Cost & Design		% Good Ovr
% Complete		



Outbuilding Data							
Line	Type	Yr Blt	Meas1	Meas2	Qty	Area	Grade
1	GARAGE - WD/CB	1920	11	19	1.00	209	D

Comparable Sales Summary						
Parcel ID	Sale Date	Sale Price	TLA	Style	Yr Built	Grade
040800035	2014-07-11	119,000	1,439	5	1920	C
075300013	2014-09-26	98,500	1,398	8	1914	C
024300053	2014-06-12	112,000	1,456	8	1917	C
005300045	2013-03-28	108,500	1,368	5	1928	C
081600015	2014-05-13	120,000	1,258	8	1916	C